



FREDERICK COUNTY GOVERNMENT DIVISION OF COMMUNITY DEVELOPMENT

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January 11, 2013

TO: Frederick County Planning Commission
FROM: Denis Superczynski, Principal Planner
RE: Monrovia Town Center PUD Phase I, Case # R-12-02

Request Rezone 457 acres from Agricultural (A) to Planned Unit Development (PUD)

Applicant 75-80 Properties, LLC and Payne Investments, LLC

Location East of Ed McClain Road and north of MD 80 at its
intersection with MD 75 (Urbana Region)

Background

This request is being reviewed concurrently with a DRRA and the Adequate Public Facilities Ordinance (APFO) review.

The applicant proposes to develop a community that will include 1,510 dwelling units, multiple public use sites, and a street/pedestrian network fully integrated into the existing state and county networks. Of the 1,510 dwellings proposed in the land use plan, 930 units would be developed as single family detached homes with the remainder (580) to be developed as single family attached town home, and multi-family dwellings.

The gross residential density of the project as proposed is 3.3 dwelling units per acre. Higher density development would be located in the land areas closest to the intersection of MD 75 and MD 80 identified as land areas "D" and "E" on the Concept Plan. In those two land areas – approximately 153 acres combined – the density would range from 5 to 8.5 du/acre, taking advantage of the proximity to community recreation areas, the existing Green Valley Elementary School, a potential high school site (51+ acres), and several acres of land zoned General Commercial (GC). Lower density residential development – from 2.8 – 4.5 du/acre - is identified in land areas along the northern, eastern, and western edges of the PUD. Approximately 140 acres of the PUD are set aside for open space and green areas.

In addition to a potential site for a future high school, the applicant offers three other public use sites:

- A 3.5 - 4.0 acre fire station site located along MD 80 approximately 1,000 feet west of MD 75
- potential water tank site located on the southwest corner of the PUD site
- Approximately 25 acres of potential public park sites clustered along the eastern border of the PUD adjacent to Weller Rd.

The transportation network envisioned for the PUD illustrates connections to existing county and state roadways including Green Valley Road, Fingerboard Road, Ed McClain Road, and Weller Road. An east-west collector roadway, identified in the County's Comprehensive Plan, is illustrated as connecting Ed McClain Road and MD 75. This collector road would intersect with the entrance to the Landsdale PUD on the east and could be extended to meet Weller Road on the western edge of the Monrovia Town Center community through interconnections with the internal roadway network in the new community.

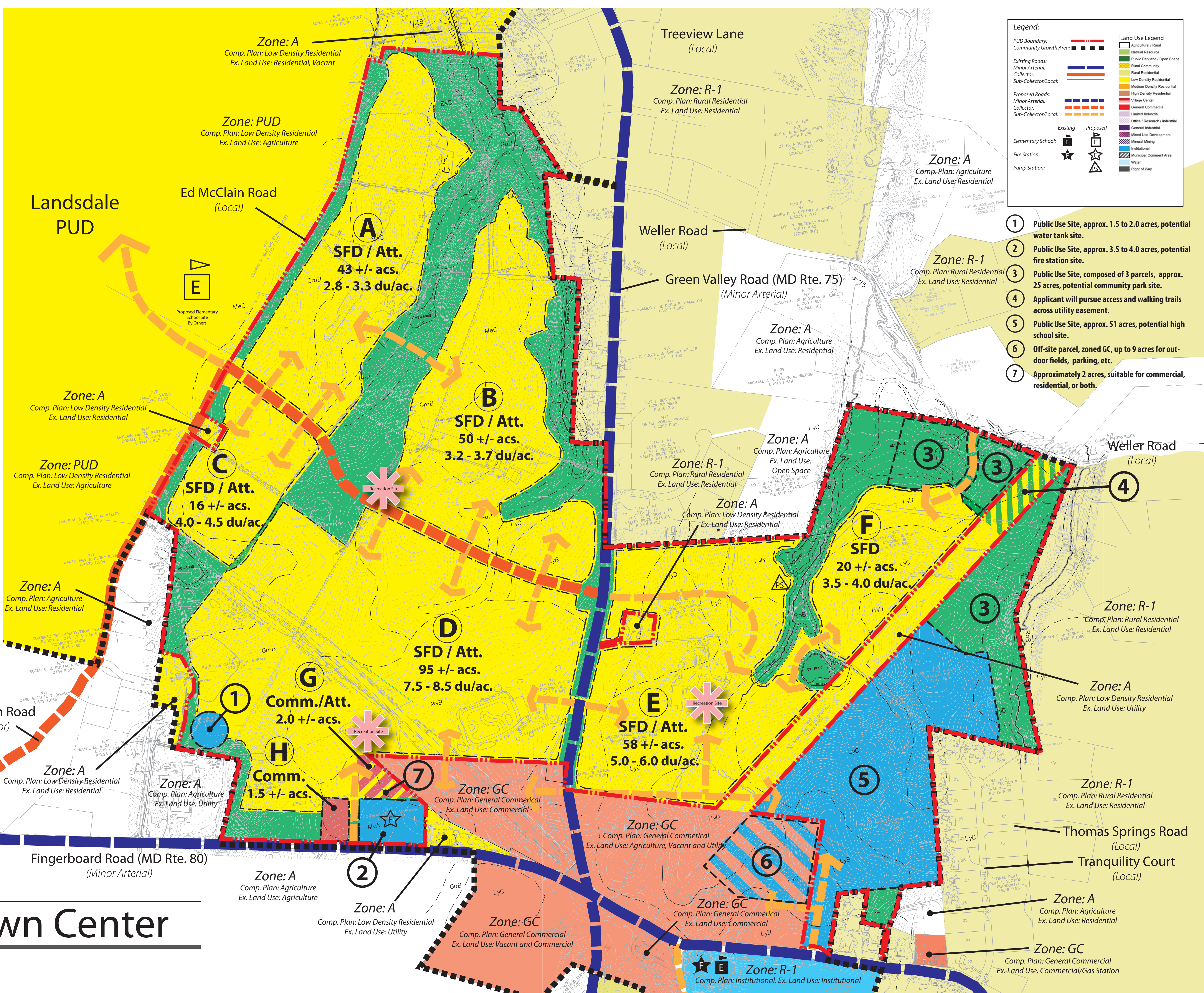
The Monrovia Town Center project would be served by extensions to the public water and sewer systems. The applicant is negotiating a cost-sharing agreement with the developers of the Landsdale PUD who is facilitating the design and construction of the Bush Creek Interceptor and the extension of the East County water transmission line.

General Notes:

- 1. The subject property is located on Tax Maps 88 and 97.
- 2. Boundary information is compiled from field surveys prepared by Harris, Smariga and Associates, 2012. Topography is 2-foot field controlled aerial photogrammetry provided by Potomac Aerial Surveys, 2006.
- 3. Moderately Priced Dwelling Units (MPDUs) will be satisfied through a payment-in-lieu per section 1-6A-5.1.
- 4. Recreation will be provided per section 1-16-111 at a rate of 726 s.f. per dwelling unit, or per 1-19-10.500.8(A)(2) at a rate of 726 s.f. per 2,000 s.f. of gross floor area, whichever is greater.
- 5. Detailed soil information and generalized location of existing easements are shown on the Existing Conditions - Environmental and Natural Features Map and/or Boundary Survey. Proposed easements will be shown on Phase 2 plans.
- 6. For Concept Plan - Transportation Map elements not shown hereon, and for generalized configuration and dimension of proposed lots, see Concept Plan Details.
- 7. Attached units are defined to include all residential units allowed in the PUD zone, except single family detached. Detailed mix of units will be finalized at Phase 2.
- 8. Net density, as defined in 1-19-10.500.5(B)(6), is total dwelling units divided by Project Buildable Acreage. Project Buildable Acreage is defined as gross acreage less floodplain, roadways, and other land proposed to be dedicated for public purposes.
- 9. Floodplain includes 0 acres of FEMA 100 year floodplain, and approximately 23.3 acres of flood soils and wetlands. For purposes of calculating project buildable acreage, open space, and net density, FEMA 100 year floodplain is utilized.
- 10. Trip generation average weekday two-way traffic: per unit: single family: 9.01 trips, attached: 5.64 trips.

Concept Plan Summary:

- 1. Gross Project Area: 457.32 acs.
- 2. Project Buildable Acreage:
 - a. Gross Project Area: 457.32 acs.
 - i. Less Floodplain: 0 acs.
 - ii. Less Public Roadways: 66 +/- acs. (estimated)
 - iii. Less Public Dedications: 51 +/- acs.
 - iv. Proj. Buildable Acreage: 340.3 +/- acs.
- 3. PUD Density:
 - a. Gross:
 - i. Provided: 3.3 +/- du/ac. (1510 / 457.32)
 - ii. Allowed: 1 to 6 du/ac.
 - b. Net:
 - i. Provided: 4.5 +/- du/ac. (1510 / 340.3)
- 4. Open Space / Green Area:
 - a. Required: 137.2 acs. / 30 %
 - b. Provided: 137.2 acs. / 30 %
- 5. PUD Land Uses:
 - a. Total: 1510 dwelling units
 - i. Single Family Detached: Up to 930 du
 - ii. Attached Units: Balance of dwelling units



Sheet: 7 October 30, 2012

Concept Plan (1-19-10.500.5(B))

Monrovia Town Center

Frederick County, Maryland